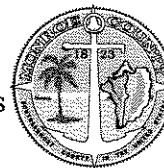


MEMORANDUM  
MONROE COUNTY PLANNING DEPARTMENT  
*We strive to be friendly, professional and fair*

TO: Monroe County Planning Commission  
FROM: Aref Joulani, Director of Planning and Environmental Resources  
DATE: September 21, 2006  
RE: Non-Residential Floor Area Evaluation Report Year 15  
(July 14, 2006-July 13, 2007)



**MEETING DATE:** September 27, 2006

**BACKGROUND**

Monroe County Code, Section 9.5-124.6, Non-Residential Rate of Growth Ordinance (NROGO), establishes the procedure for allocating the non-residential floor area. The “maximum annual allocation”, and the distribution between the first and second allocation dates, will be determined by the Board of County Commissioners upon the recommendations of the Planning Director and the Planning Commission. This will provide flexibility in assuring the goals of the ordinance are being accomplished. The floor area that is not made available, or that remains unused in the current year, will be carried forward.

The following is a summary of the square footage of commercial floor area that was made available for allocation, and the actual square footage allocated, from Year 10 through Year 14.

<b><u>YEAR</u></b>	<b><u>AMOUNT AVAILABLE</u></b>	<b><u>ALLOCATIONS AWARDED</u></b>
Year 10	22,150 square feet	18,222 square feet
Year 11	16,000 square feet	5,300 square feet
Year 12	16,000 square feet	15,689 square feet
Year 13	16,000 square feet	10,925 square feet
Year 14	16,000 square feet	12,594 square feet

**AMOUNT OF AVAILABLE FLOOR AREA**

The amount of square footage that is available for allocation in Year 15 is **112,580** square feet.

This number is based upon the following calculations:

**CALCULATIONS FOR THE END OF YEAR 14**

Square Footage Balance Year 14 (Carried Over)	50,944
Square Footage Balance Remaining from Year 14 Allocation	3,436
Square Footage Year 14 ROGO (173 ROGO x 239 Square Feet)*	41,300
Year 12 (28,000 - 27,200 = 800) therefore an adjustment of 800 sq. ft. less:	<800>
Year 13 (16,000 + 17,700 = 33,700) therefore an adjustment of 17,700 more:	<u>17,700</u>

1 **Total Square Footage Available** 112,580

2 \*The number of ROGO allocations for Year 15 has not been determined to date.

3  
4 (see detailed attachment)

5  
6 **CONSIDERATIONS**

7  
8 When determining the amount of non-residential floor area that should be allocated annually,  
9 several things need to be considered.

- 10  
11 1. The number of potential applicants for an upcoming year is unknown. At this time there is  
12 approximately 35,000 square feet of new commercial floor area under review, or approved  
13 through the conditional use process. Several of the applicants are requesting between 5,001  
14 and 10,000 square feet. For the NROGO allocation point system and weighing criteria to be  
15 successful at directing development to the most appropriate locations, it is important to have  
16 competition for the available floor area.  
17  
18 2. In the past five years there has been limited competition for the available commercial floor  
19 area. In Year 12 the demand for square footage exceeded the amount of available square  
20 footage.  
21  
22 3. Areas for allocations greater than 2,500 square feet shall be identified by the Livable  
23 CommuniKeys program Master Plan.  
24  
25 4. The residential allocations for Year 15 have not been determined.  
26

27 **RECOMMENDATION**

28  
29 Based on the preceding the Planning Director offers the following recommendations for the  
30 Annual Allocation Period in Year 15.

- 31  
32 1. The maximum amount of available non-residential floor area for the annual NROGO  
33 allocation for Year 15 shall be 18,000 square feet.  
34  
35 2. The first allocation shall be for 9,000 square feet and the remainder shall be held in reserve  
36 for the second allocation date of July 13, 2007.  
37  
38 3. One hundred percent of the available floor area for the first allocation ending in January 13,  
39 2007 shall be for applicants requesting 2,500 square feet or less.  
40  
41 4. Year Fifteen (15) will begin July 14, 2006 and will end on July 13, 2007, with the first  
42 allocation period ending in January 13, 2007 and the second allocation ending in July 13,  
43 2007.  
44

## ATTACHMENT A

A	B	C	D	E	F	G	H	I	J		
			(Round to the nearest 100th)								
YEAR	SF BALANCE	UNUSED BALANCE	SF NEW	SF SETTLEMENT	SF TOTAL AVAILABLE	NROGO SF BALANCE	SF ALLOWABLE	SF ALLOCATED	UNUSED BALANCE Y#	SF FORFEITED	
	(From Column G)	(Plus/From Column J & K)	(Plus/(\$ ROGO x 239)	(Less settlement)	(Total)	(Not to be allocated at this time)	(Y approved to grant)	(Granted & Used)	(Insufficient Application)	(Granted unused)	
10					44,292	22,142	22,150	18,222	3,928	0	
11	22,142	3,928	69,762	7,500	88,358	72,358	16,000	5,300	10,700	0	
12	72,358	10,700	27,200	35,200	75,058	59,058	16,000	15,689	311	1,700	
13	59,058	2,011	33,700	0	94,769	78,769	16,000	10,925	5,075	0	
14	78,769	5,075	41,300	0	125,144	109,144	16,000	12,564	3,436	0	
15	109,144	3,436			112,580	94,580	18,000				